



# Jacksonville Cold

Fully Convertible Freezer/Cooler Warehouse  
10105 Pritchard Rd, Jacksonville, FL

A Development by:



## ±265,264 SF Available for Lease

*Building Complete! Available Now*

Local Market Experts:

**NEWMARK**  
PHOENIX REALTY GROUP

Bryan Bartlett, SIOR  
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Food Industry Experts:



Turner Wisehart  
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Stephen Bridges  
Stephen@onpacepartners.com  
404.909.1560

Rail Capable:





# PROPERTY DETAILS

<b>Total SF Available:</b>	+/- 265,264
<b>Office SF:</b>	5,100 (x2)
<b>Clear Height:</b>	50' in cold storage; 30' cold dock
<b>Car Parking:</b>	140 spots
<b>Trailer Parking:</b>	56 spots
<b>No. Of Dock Doors</b>	32 (10'x11'); 6 future knock outs; 2 (10'x10') compactor doors
<b>Dock Equipment</b>	32 Kelly 40,000 lb 7'x8' Kelly Vertical Lift
<b>No. Of Drive-In Doors</b>	2 (12'x16')
<b>No. Of High Speed Doors</b>	6 (10'x20')
<b>Bay Length</b>	56' bays
<b>Bay Width/Depth</b>	54' bays
<b>Warehouse Lighting</b>	36,000 lumen output with LED fixtures; 40 foot candles at 36"
<b>Zoning</b>	IL (Under master planned PUD) - Westlake
<b>Utilities</b>	City Water and Sewer (JEA)
<b>Slab On Grade</b>	5" - 8" concrete slab
<b>Construction</b>	Insulated metal panel Freezer/Cooler; Concrete tilt wall truck dock and office
<b>Roof</b>	60 mil, single ply, fully adhered white TPO roof. Freezer/cooler insulation R-49.8. Office insulation R-31.2.
<b>Refrigeration</b>	An industrial synthetic refrigeration system for the freezer/ cooler spaces and the cold dock/speed bay. The system will be designed for the following: -10 F to 55 F and 35 F in cold storage areas and future rail docks
<b>Electrical</b>	6,000 total building amps, separated into individual 3000 amp services
<b>Sprinkler</b>	Quell K34 reaction fire sprinkler system, a dry system for all temp controlled areas, and a wet system for the office





# BUILDING PHOTOS

Exterior Building Aerial



Cold Storage Warehouse



Exterior Building Aerial



Finished Office



Truck Court & Dock Doors

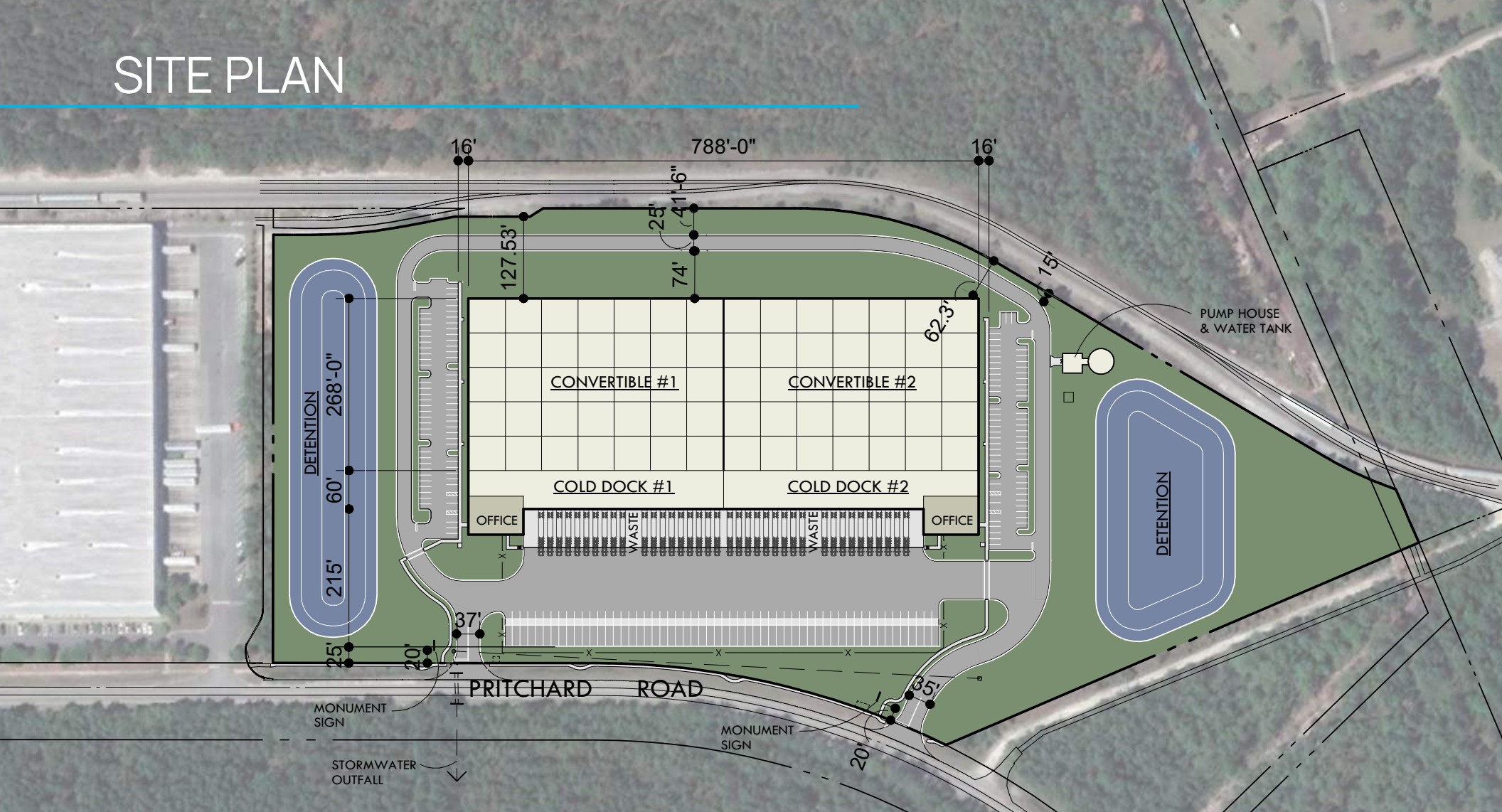


Refrigerated Dock





# SITE PLAN



**Building Size**  
±265,264 SF  
(Divisible)



**Building Dimensions**  
±788'L x ±328'D



**Clear Height  
Freezer Cooler**  
50'



**Cold Dock Clear  
Height**  
30'



**Dock  
Doors**  
34



**Cold Dock  
Depth**  
65'



**Trailer  
Parking**  
56 spots



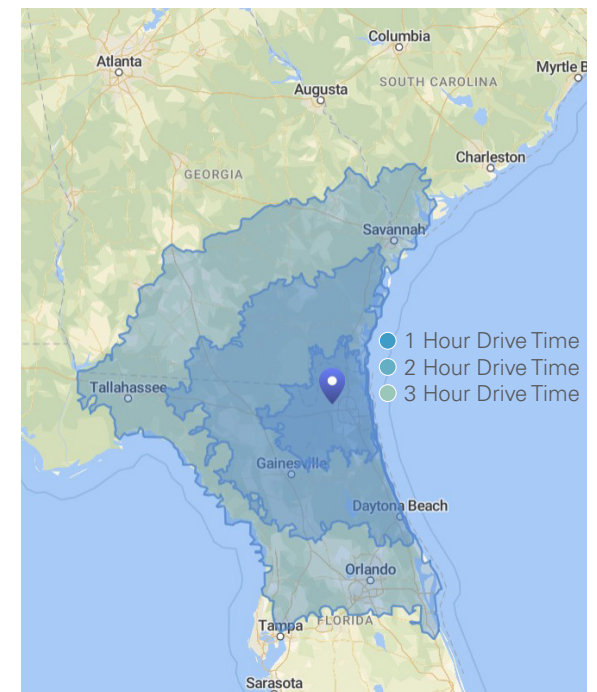
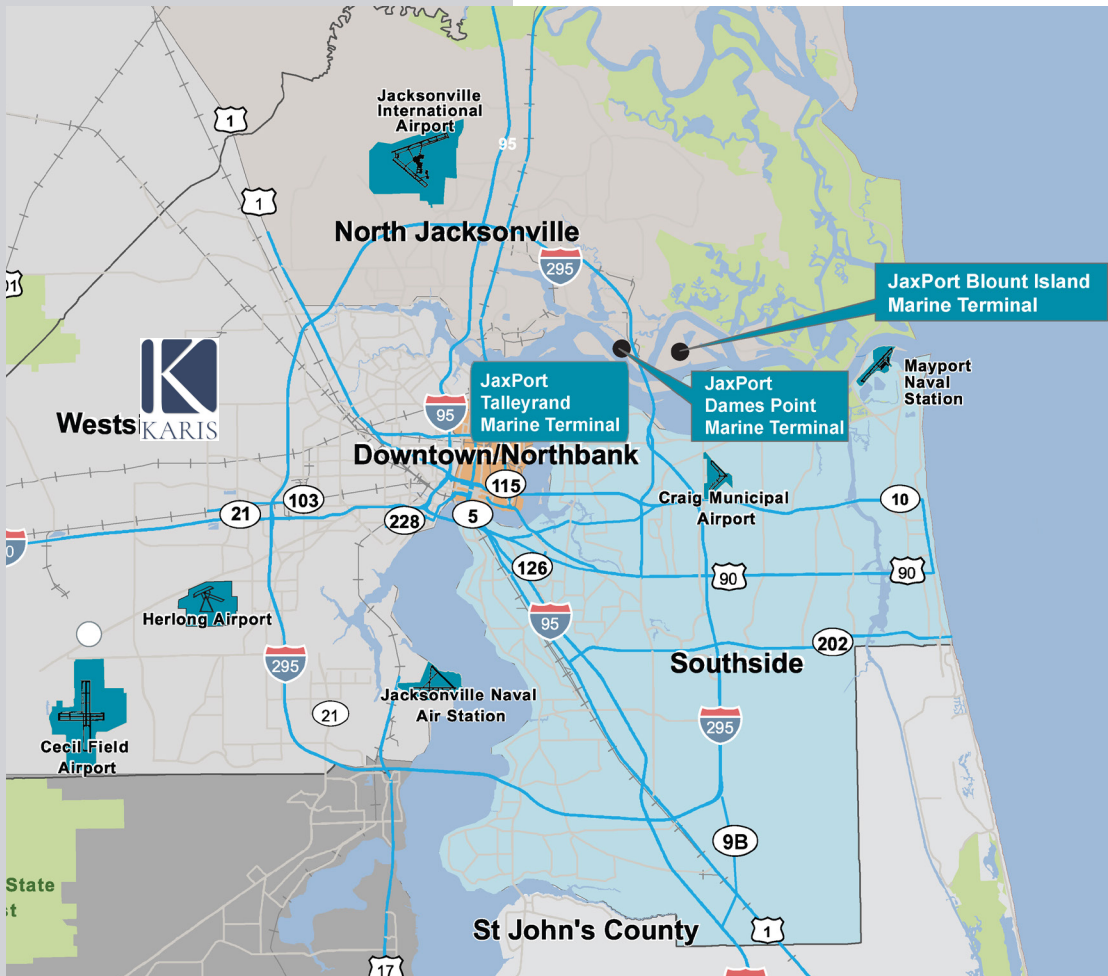
**Car  
Parking**  
140 spots



# LOCATION AERIAL







### Excellent Connectivity

Karis Cold is proximate to the region's major transportation infrastructure, providing direct access and serviceability to greater Jacksonville metro and neighboring regions.

Point of Interest	Time	Miles
<b>I-295</b>	8 min	4
<b>I-95</b>	18 min	13
<b>I-10</b>	8 min	5
<b>Jax International Airport</b>	22 min	17
<b>JaxPort</b>	25 min	22
<b>CSX Intermodal Facility</b>	11 min	6
<b>Norfolk Southern Intermodal Facility</b>	14 min	7

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